



KINGDOM TRAILS

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	VERMONT
ACT 250 District Commission	# 7
Application #:	
7C0600-16	
Exhibit #:	003
Date Received:	10/31/25

Kevin Anderson | District Coordinator
Land Use Review Board
District 7 Environmental Commission
374 Emerson Falls Road, Suite 4
St. Johnsbury, VT 05819-2099
802-522-6074

Dear Mr. Anderson;

I am writing on behalf of the Kingdom Trail Association (KT) to request an expedited amendment to our Act 250 permit on our conservation property on Darling Hill Rd. in Lyndonville, VT, SPAN: 369-114-10954. KT was awarded a Recreational Trails Program (RTP) grant, which we are using to improve trail sustainability and user experience on some of our existing trails on this property and install a new downhill trail, New Descent A. Kingdom Trails proposes to add this trail to our network of trails included in our membership in the Vermont Trail System. This amendment request addresses the installation of New Descent A.

KT has begun work on sustainability and maintenance improvements to the existing trails on this property, as defined in the RTP grant goals. KT has executed the permitting requirements for all proposed work related to this grant and its associated trail improvements and construction, including:

1. Completed the online Permit Navigator and acquired recommended and required permits.
2. Documentation from Vermont Wetlands states that no permit is needed. KT delineated wetlands and rerouted a trail to circumvent 50-meter wetland buffers. (**Exhibit 005**)
3. Department of Historic Preservation permit. (**Exhibit 008**)

Specific to the New Descent A proposed trail, KT was required to mitigate the impact of trail development on the anticipated presence of historic resources on a short section illustrated on the attached Project Map (**Exhibit 004**), and labelled *ASA 1* (Archaeologically Sensitive Area). KT proposed mitigation efforts to treat this area, which were accepted by the Department of Historic Preservation and included in the Historic Preservation permit (**Exhibit 008**). Additionally, KT includes an agricultural soils map, a forest soils map, and a wetland map as exhibits to this Permit Amendment.

In summary, KT is requesting an expedited permit amendment for the installation of a single-track downhill trail named New Descent A. KT has verified the avoidance of wetlands, obtained DEC approval, and shown this in **Exhibit 005**. KT has acquired a Historic Preservation Permit (Exhibit #) through documented and approved mitigation efforts. Wetland ecologists found no wetland issues. This trail will help connect trails whose connections were lost due to the washout of a bridge in the 2023 and 2024 summer floods. KT has decided not to reinstall the bridge to reduce environmental impacts and infrastructure across the network. This project is shovel-ready, and KT has hired a contractor who is standing by to begin work. As KT was hiring the contractor, KT discovered that this parcel is under an existing Act 250 permit. KT's plan to address a backlog of compliance opportunities on its properties is addressed below.



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Act 250 Legacy Trails Permit Compliance Discovery and Plan:

During the execution phase of KT's RTP Grant work, KT learned that the parcel (SPAN: 369-114-13109) on which the construction activities are taking place is currently under an Act 250 permit. KT's immediate action after learning this was to discontinue new construction on this parcel and contact Kevin Anderson, District Coordinator, Land Use Review Board, District 7 Environmental Commission, and seek advice on how to correct our compliance matters and proceed.

Kingdom Trails discovered that some of the trails on this parcel and on another nearby KT-owned parcel (SPAN: 369-114-13109) may have been installed without regard for the appropriate Act 250 permitting process. KT will immediately begin the discovery phase to determine the extent of our out-of-compliance and the process of getting the trails on both properties into compliance.

Thank you!
-Geoff Whitchurch
October 30, 2025